



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-106-15

Property Address: 801 E. Davie Street

Property Owner: War Chest, LLC

Project Contact: Jason Queen

Nature of Case: A request for a 7.6' front yard setback variance, a 9.8' corner side yard setback variance, a 16.5' rear yard setback variance, a 4.1' aggregate front and rear yard setback variance and a .6' aggregate side yard setback variance from the standards set forth in Section 10-2075 of the Part 10 Development Regulations as well as a variance to the off-street parking requirements of Section 10-2081 of the Part 10 Zoning Code to legalize the existing detached house as well as to permit the construction of a second story addition resulting in a 12.2' front yard setback, a 10.2' corner side setback, a 24.4' aggregate side yard setbacks, a 15.9' aggregate front and rear setback and a 3.5' rear yard setback with no off-street parking on a .05 acre property zoned Residential-20.



801 E. Davie Street – Location Map

To BOA: 12-14-15

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-20



801 E. Davie Street – Zoning Map

VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

Applicant Response: Testimony to be provided at the hearing.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

Applicant Response: Testimony to be provided at the hearing.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

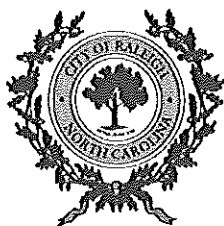
Applicant Response: Testimony to be provided at the hearing.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Applicant Response: Testimony to be provided at the hearing.

Setback Standards: The subject property is zoned Residential-20

Yard Type	Minimum Setback
Primary Street	20'
Side Street	20'
Side lot line	5'
Sum of sides	15'
Rear	20'

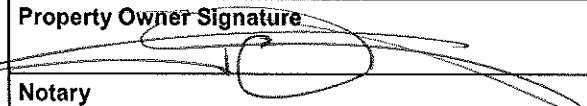
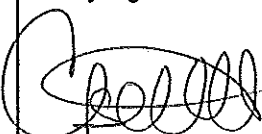


Planning & Development

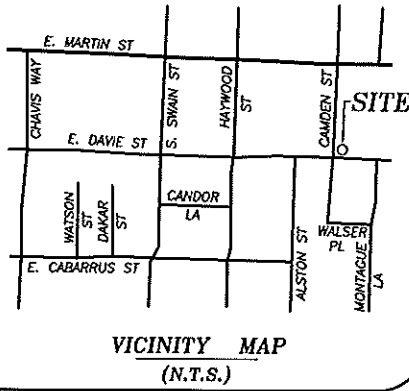
Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Variance Application

		OFFICE USE ONLY
Nature of variance request (Submit addendum on separate sheet, if more space is needed.) War Chest, LLC, property owner, requests a 7.6' front yard setback variance, a 9.8' side yard variance (west corner lot side), a 16.5' rear yard variance, and a .6' aggregate side yard setback variance to legalize the existing detached house and a variance to the off-street parking requirements resulting in a 12.4' front yard, 14.2' and 10.2' side yard setbacks, a 24.4' aggregate side yard setback, a 3.5' rear yard setback and a 15.9' aggregate front/rear setback and no off street parking for a detached house on a .05 acre property zoned Residential R-20 and located at 801 E. Davle St. We will be adding a second floor over the potential legalized existing structure and are asking for the exact same variances as the first floor.		Transaction Number
Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.		

GENERAL INFORMATION		
Property Address 801 E. Davle St.		Date 11/13/15
Property PIN 1713078324	Current Zoning R-20	
Nearest Intersection E. Davle St and Camden St.		Property size (In acres) .05
Property Owner War Chest, LLC	Phone 919-606-2905	Fax _____
	Email jqueenone@gmail.com	
Project Contact Person Jason Queen	Phone 919-606-2905	Fax _____
	Email jqueenone@gmail.com	
Property Owner Signature 	Email _____	
Notary Sworn and subscribed before me this <u>13th</u> day of <u>Nov</u> , 20 <u>15</u>	Notary Signature and Seal  <div style="border: 1px solid black; padding: 5px; display: inline-block;"> CRYSTAL L. BRUCE-FORTE Notary Public Wake County, NC My Commission Expires May 6, 2016 </div>	

It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the request. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.



FLOOD CERTIFICATION
 THIS WILL CERTIFY THAT THE SUBJECT PROPERTY
 () IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA
 as determined by the Department of Housing and Urban
 Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1713 J
 COMMUNITY # PANEL SUFFIX

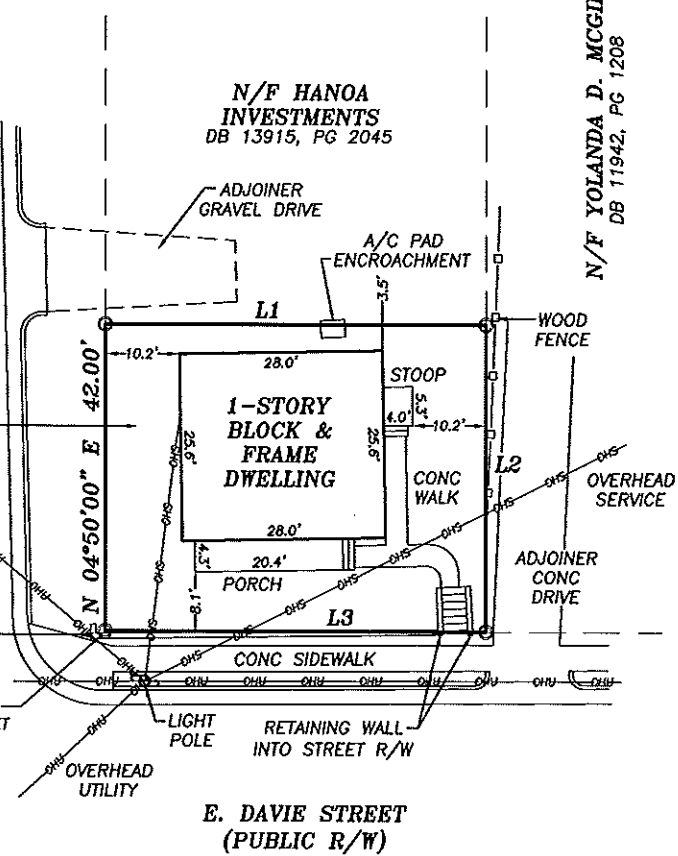
Jeffrey H. Davis, PLS
 PROFESSIONAL LAND SURVEYOR

LINE TABLE		
LINE	LENGTH	BEARING
L1	52.50'	S85°10'00"E
L2	42.00'	S04°50'00"W
L3	52.50'	N85°10'00"W

**CAMDEN STREET
(PUBLIC R/W)**

**PARCEL 8324
 TAX MAP 1713.09
 BLOCK 07
 2,205 SQ.FT.
 0.05 ACRES**

D.B. 1781, PG 099



LEGEND

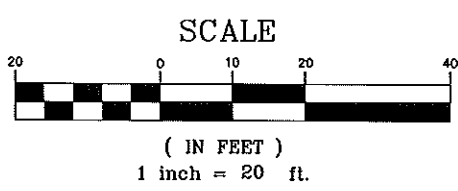
○ EXISTING IRON PIPE
 ● NEW IRON PIPE
 X COMPUTED CORNER

NOTE:
 THIS PROPERTY DOES NOT LIE WITHIN
 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL
 OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION
 ONLY AND NOT TO BE USED FOR
 PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS,
 FLOOD LIMITS & SETBACKS TAKEN
 FROM TAX MAP 1713.09, BLOCK 07.



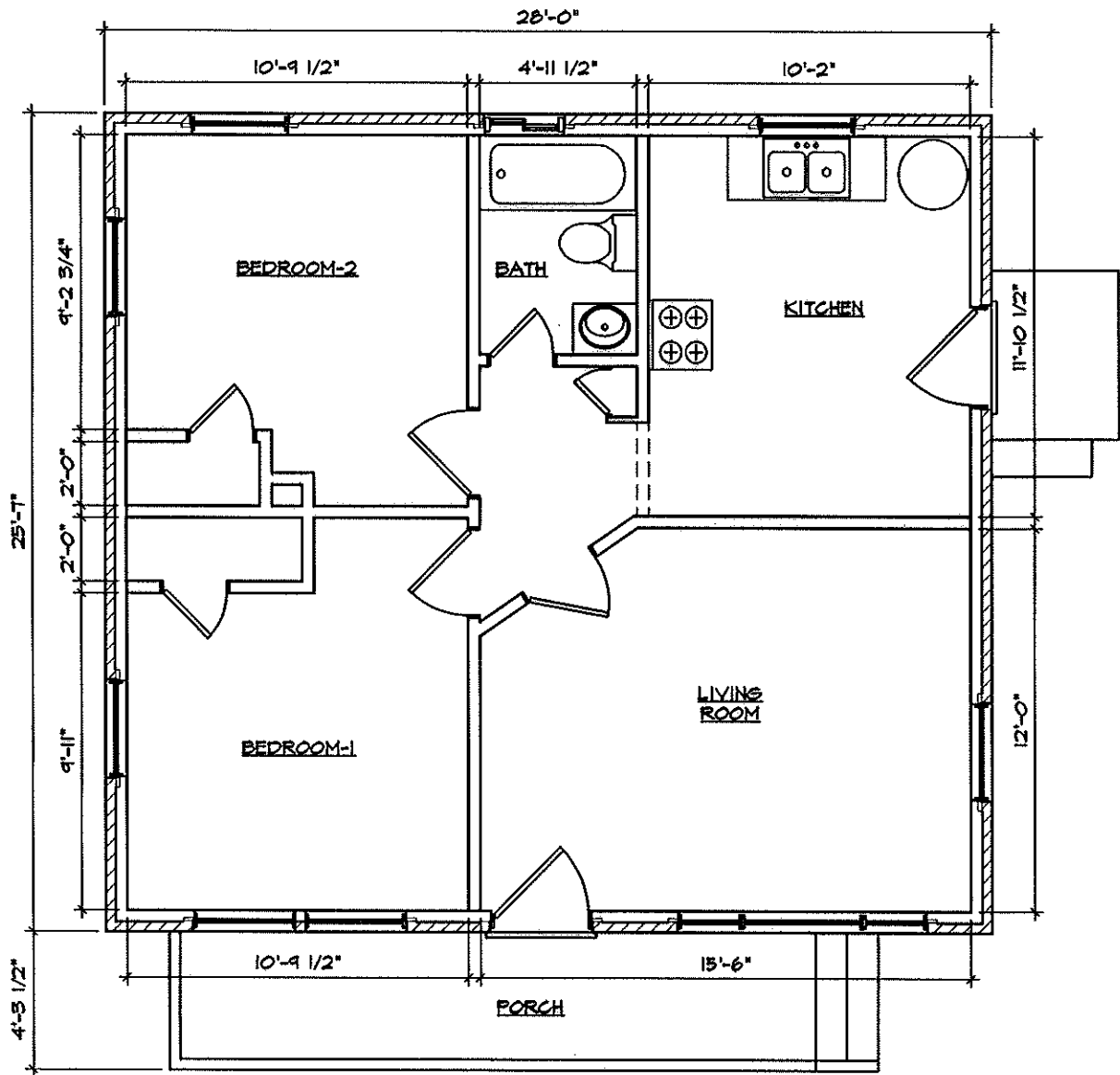
I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision;
 and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed
 are shown as broken lines plotted from information found in Book ; Page ; that this map was prepared in
 accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this
27TH day of OCTOBER, 2015.

Signed *Jeffrey H. Davis*



C.N. = 23259 B.O.M. D.B. 1781 PAGE 099 WAKE CO. REG.	RALEIGH RESTORATION GROUP, LLC		TURNING POINT SURVEYING PLLC 4113 JOHN S. RABOTEAU WYND RALEIGH, NORTH CAROLINA 27612 FAX (800)948-0213 PH (919)781-0234 License No: P-0121
	PARCEL 8324 TAX MAP 1713.09, BLOCK 07 801 E. DAVIE STREET RALEIGH NORTH CAROLINA		
	DATE: 10-27-2015 SCALE: 1" = 20'	DWG. NO. A-19684	



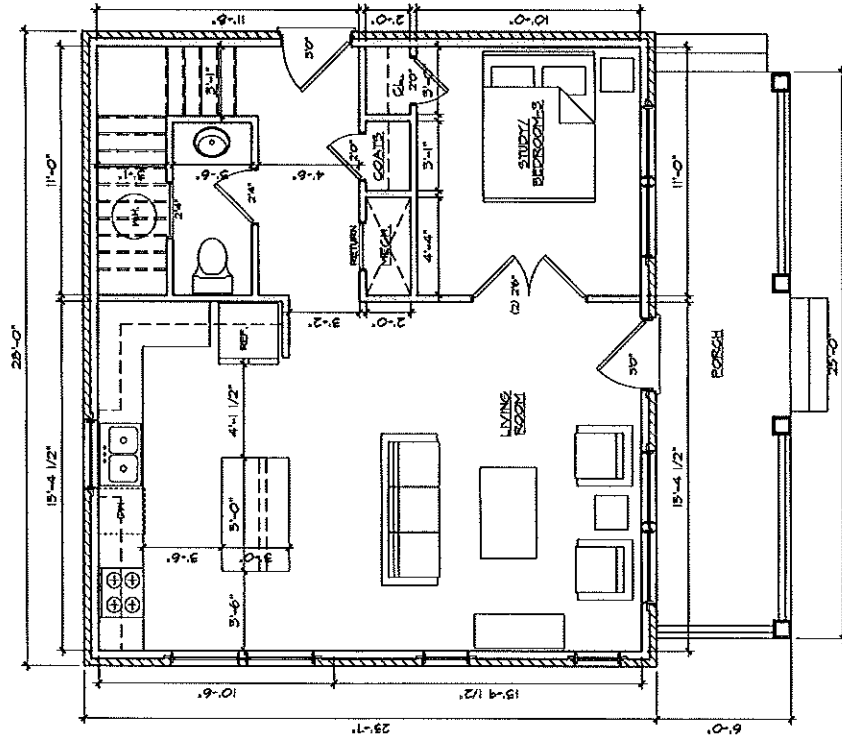
EXISTING
FLOOR PLAN

801 E DAVIE [717 SF]

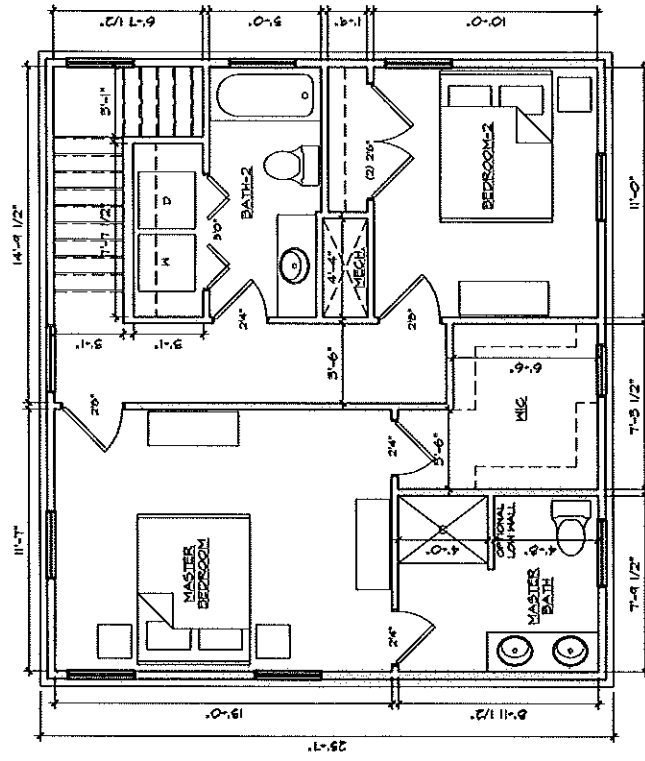
EXISTING PLAN
SCALE: 3/16" = 1'-0"
11/3/2015

TightLines Designs
creating great places to live

1155 E. Hazlett St. Suite 300, Raleigh, NC 27601
619.834.3632 • www.tightlinesdesigns.com



FIRST FLOOR



SECOND FLOOR

PROPOSED
FLOOR PLAN